

# Flat E, Quinta House, 44 Frant Road, Tunbridge Wells









# Flat E, Quinta House, 44 Frant Road, Tunbridge Wells TN2 5LJ

*Elegant Spacious 2-Bedroom Apartment in Period Conversion*

## **Accommodation Summary**

- 2nd floor apartment in detached period house
  - 2 double bedrooms
    - Living room
  - Kitchen/breakfast room
  - Large alcove storage space
  - Pretty communal gardens
- Garage with off street parking for two cars
  - Share of freehold
- 0.9 miles to mainline station
  - Close to The Pantiles



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Screened and set back from the road by high trees and mature hedging, this beautiful wisteria clad detached period property stands proud in its sought after Frant Road setting.

With fantastic commuter links, shops and open countryside on its doorstep and being a short walk to the vibrant café culture of the historic Pantiles this home is ideally located.

Spanning the entire second floor, the spacious apartment enjoys glorious garden views below with far reaching roof tops and trees beyond.

A neat gravelled driveway fronts the house and the detached garage block whilst mature gardens wrap around the building making the house's setting very idyllic.

An elegant communal hallway of grand proportions winds you up its oak staircase to the apartment's own private entrance.

The wide hallway, with doors running off it at every angle, provides an open recess study area with room for a desk. It also gives access to the airing cupboard and a large walk in rear eaves space fulfilling all your storage needs.

A modern bathroom at the far right has a separate shower cubicle and a deep panel enclosed bath placed under a Velux window, letting you star gaze as you bathe.

Both the master bedroom and the second bedroom at the far end on the left, are spacious doubles with large pretty windows bringing in lots of natural light.

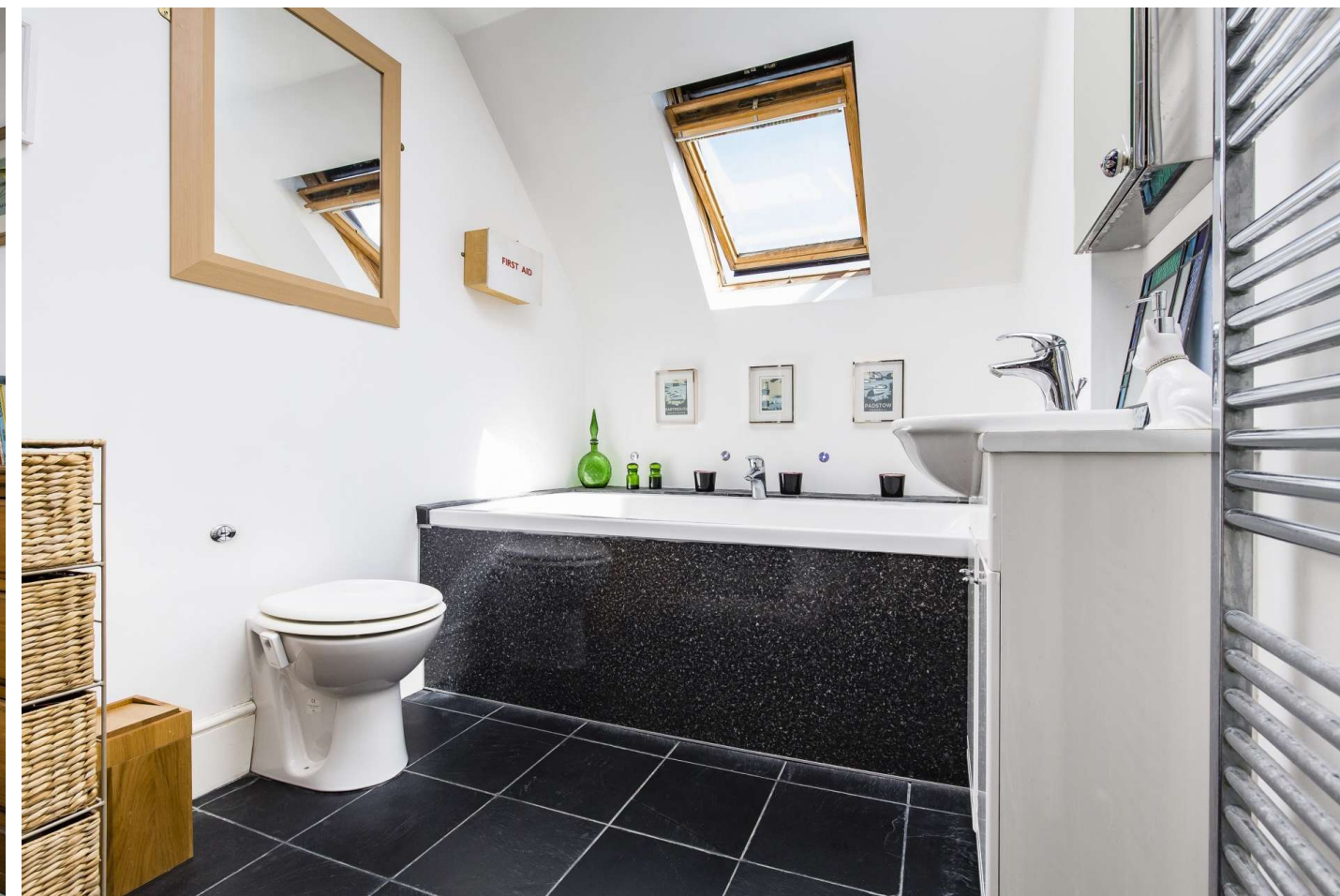
The living room, dappled in sunlight from its front leaded window, has plenty of room for deep sofas to curl up in in front of its fireplace which adds warmth in the colder months.

The kitchen/breakfast room completes the apartment with its pretty country style cream cabinets contrasting beautifully with the warm wooden work tops. It is also a bright space providing plenty of room to cook and dine.

Outside the gardens are lush green with a variety of colourful shrubs, plants and flowers dotted around the perimeters, with a well-kept lawn and a paved terrace for enjoying the sun. A detached garage and parking for two cars adds to the feeling of space that the property offers. With generous rooms, period features and a central location making it a perfect home for first time buyers and professionals alike. A must see!







**Communal Entrance Door, which opens to:**

**Communal Reception Hall:** with stairs to the first and second floor with rear aspect Velux window, ceiling loft access hatch, space for coats and shoes and leading to the flat's own front door which opens to:

**Entrance Hallway:** rear aspect Velux window, radiator, airing cupboard housing water cylinder with shelving for linen and doors to:

**Alcove Storage Eaves:** rear aspect Velux window, exposed beams, power and lighting.

**Bathroom:** side aspect Velux window, panel enclosed bath with mixer tap, walk in shower cubicle with wall mounted shower, vanity unit with wash hand basin with mixer tap over and cupboard under, low level WC, tiled flooring and heated towel rail.

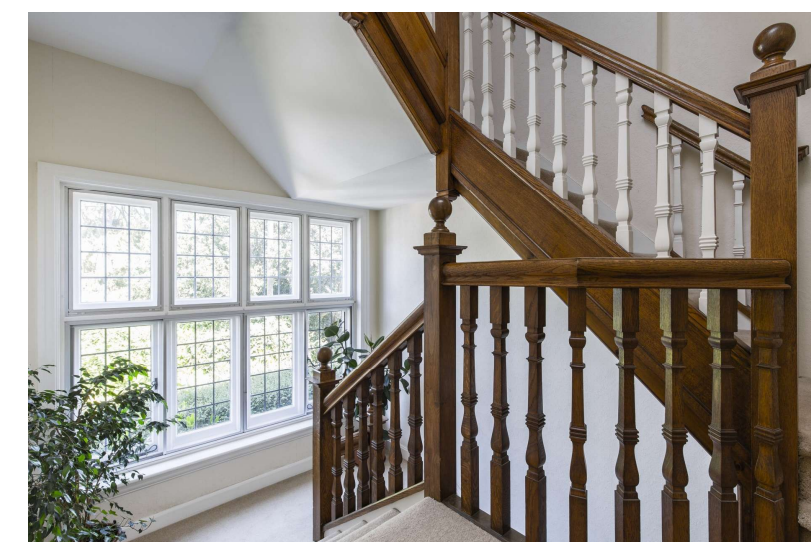
**Bedroom 1:** 13'1" x 12'9" front aspect double glazed leaded window overlooking the garden and radiator.

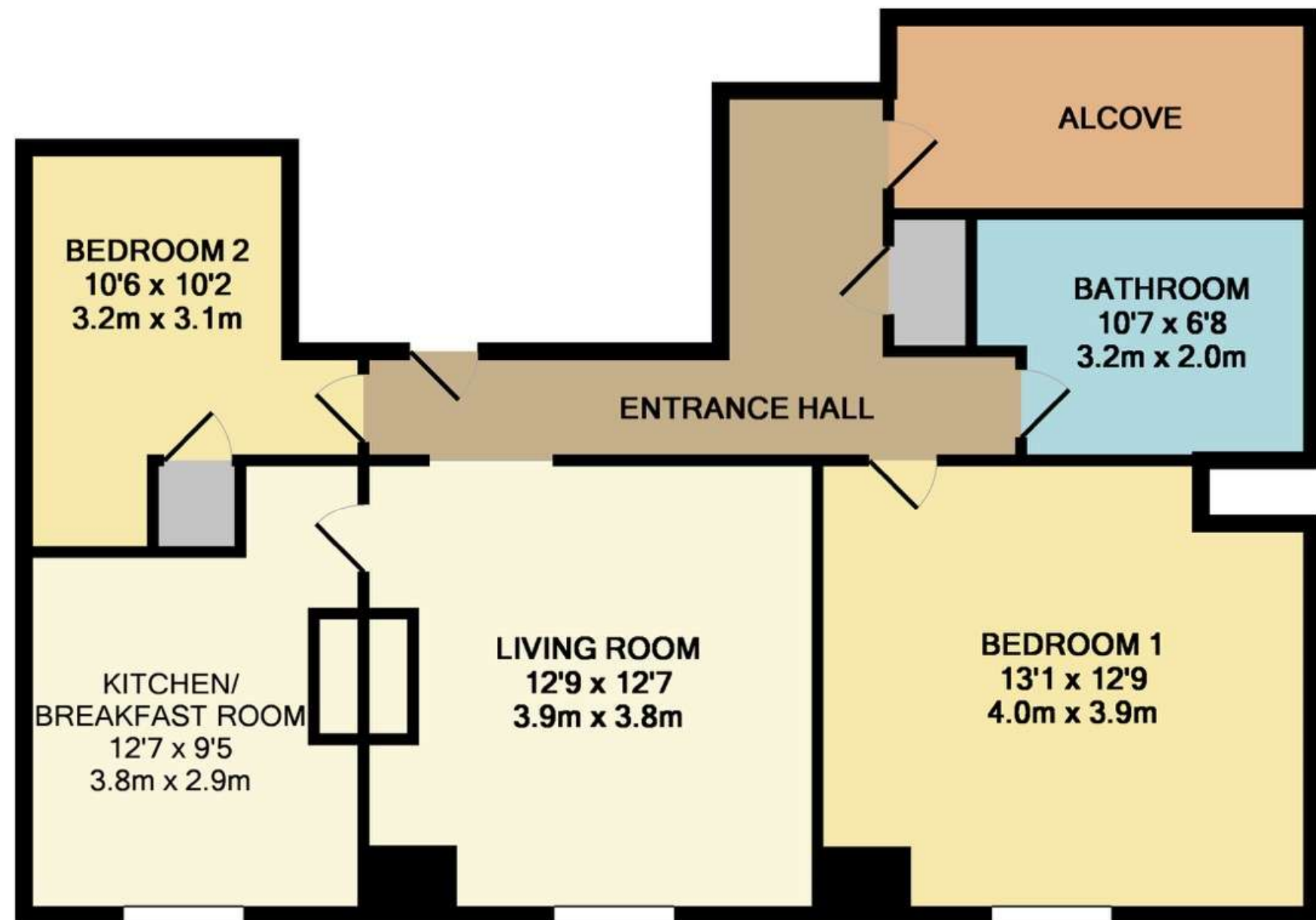
**Living Room:** 12'9" x 12'7" front aspect double glazed leaded window, fireplace with painted wooden mantle, marble hearth and electric fire insert and radiator.

**Kitchen/Breakfast Room:** 12'7" x 9'5" front aspect double glazed leaded window, stainless steel sink with mixer tap over and drainer, integrated electric oven with 4 ring electric hob above, space and plumbing for slimline dishwasher, space and plumbing for washing machine and space for fridge/freezer. The kitchen has plenty of wooden effect work top space, tile effect laminate flooring and a selection of base level country style units with open wooden shelving, space for table and chairs and radiator.

**Bedroom 2:** 10'6" x 10'2" side aspect Velux window, fitted wardrobe with hanging rail and shelving, fitted chest of drawers with wall shelving over and radiator.

**Outside:** to the side of the property is the apartment's two parking spaces beside and in front of its single garage with an up and over door, lighting an electricity. All perimeters are made up of mature trees, shrubs and hedging with a smart gravelled off street driveway and pathway leading to the front door with its canopied porch. The communal garden is laid mainly to lawn with enclosed mature perimeters, a paved seating area and a variety of colourful shrubs, plants, trees and flowers dotted throughout.





TOTAL APPROX. FLOOR AREA 807 SQ.FT. (75.0 SQ.M.)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	63	69
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	57	63
England & Wales	EU Directive 2002/91/EC	





#### General:

Tenure: Share of Freehold  
 Length of lease: 995 years  
 Local authority: Tunbridge Wells Borough Council  
 Ground Rent: peppercorn  
 Service Charge: £120pcm  
 Managing Agent: Mike Hall of MCH Management Ltd  
 Council tax: Band C (£1,519)  
 EPC: D (63)  
 No Dogs Permitted

**AREA INFORMATION:** Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern day shopping, entertaining and recreational facilities. As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought after area for property owners. The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains. Excellent local primary schools such as Holmewood House and Claremont School sit alongside the highly regarded and sought after girls' and boys' grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice. Recreational amenities such as Dunorlan and Grosvenor Parks, Calverly Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities. With its two stations, Tunbridge Wells and High Brooms, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less.





